



Cheviot Close UB3 5LR

4/5 BEDROOM HOUSE/ GREAT LOCATION: A real opportunity to acquire a 4/5 bedroom house within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station are also only a short drive away.

This semi-detached property features a spacious lounge, kitchen/diner, 4 good size bedrooms, study room/additional bedroom, family bathroom, shower room, separate W.C. and conservatory.

The property benefits include double glazed windows, gas central heating, low maintenance garden and block paved off street parking for 3 vehicles.

Accommodation

4/5 Bedroom Semi-Detached House

Off Street Parking for 3 Vehicles

Gas Central Heating / Double Glazing

Fitted Kitchen

Private Rear Garden

Additional Shower Room and 3 W.C's

EPC Rating D / Freehold

Ground Floor

Living Room - 11' 5" x 15' 1" (3.49m x 4.6m) Laminate flooring, radiator and french doors leading to conservatory.

Kitchen - 9' 10" x 8' 11" (3.01m x 2.72m) Fridge, freezer, electric hob and double oven, range of base and eye level units, single drainer sink unit, double glazed window to side aspect and door to conservatory.

Conservatory - 17' 3" x 7' 8" (5.28m x 2.36m) Tiled flooring, radiator, double glazed windows to rear aspect and door leading to rear garden.

Utility Room -

Study / Bedroom - 8' 2" x 9' 1" (2.5m x 2.77m) Fitted carpet, radiator and double glazed front aspect window.

Bedroom 1 - 12' 2" x 9' 1" (3.71m x 2.77m) Fitted carpet, radiator, built in wardrobes and double glazed front aspect window.

Shower Room - Tiled flooring and fully tiled walls. Three-piece shower suite to include shower cubicle, pedestal hand basin, low level W.C. and double glazed side aspect window.



First Floor

Bedroom 2 - 10' 2" x 11' 5" (3.11m x 3.5m) Fitted Carpet, radiator, built in wardrobes and double glazed window.

Bedroom 3 - 11' 10" x 11' 8" (3.63m x 3.58m) L - shaped room, Fitted Carpet, radiator, and double glazed window.

Bedroom 4 - 8' 7" x 8' 3" (2.62m x 2.54m) Fitted Carpet, radiator, built in cupboard and double glazed window.

Bathroom - 8' 2" x 7' 8" (2.5m x 2.37m) Tiled flooring and fully tiled walls. Panel enclosed bath with shower mixer taps, pedestal wash hand basin, low level wc, and double glazed window to side aspect.



Exterior

Outside Front - Off street parking for 3 vehicles and side access to rear.

Outside Rear - Patio area with path and laid to lawn.

Tenure - Freehold

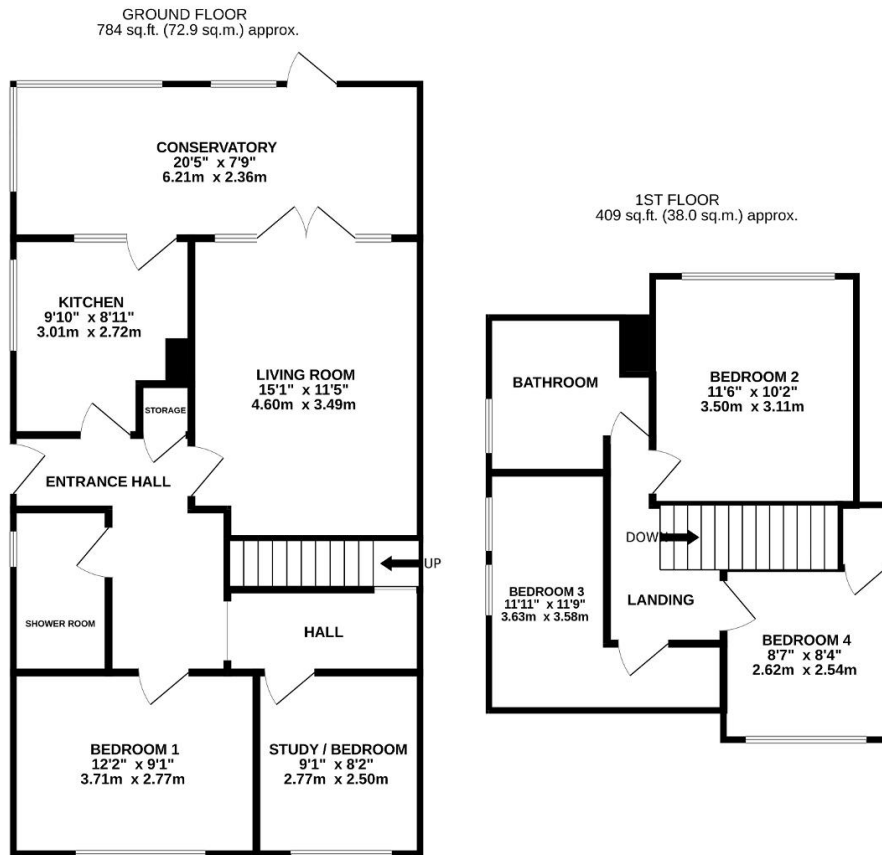
Council Tax - London Borough of Hillingdon Band D.

About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.

The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.





TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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